

RENTAL MARKET REPORT

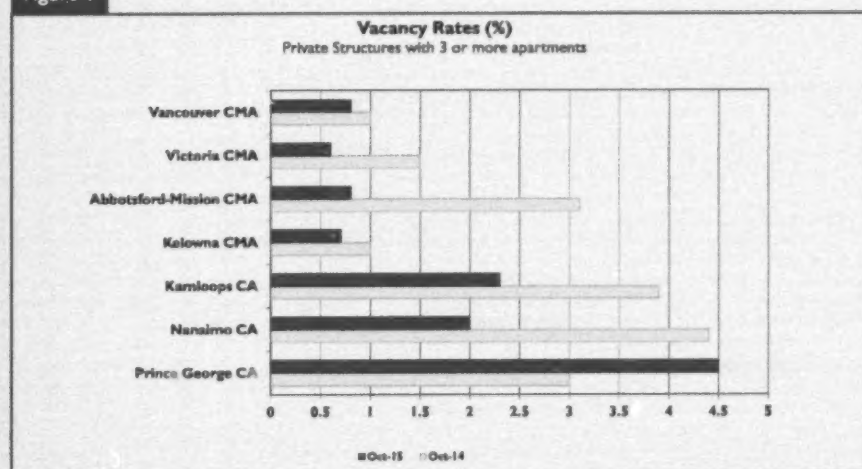
British Columbia Highlights*



CANADA MORTGAGE AND HOUSING CORPORATION

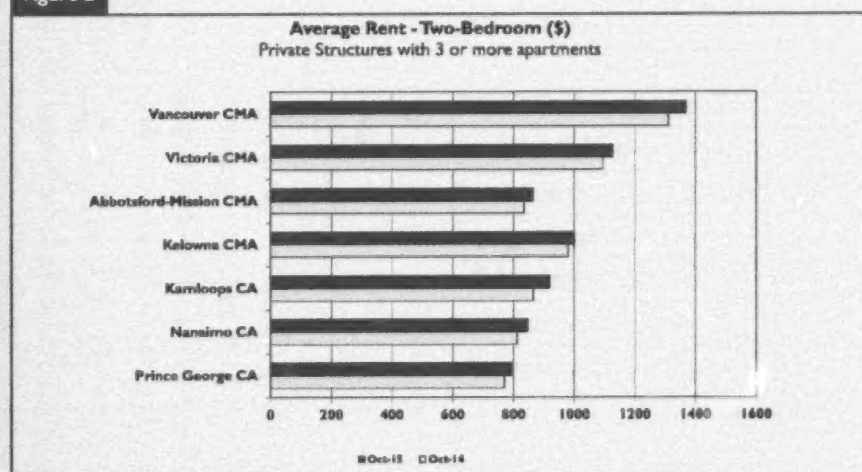
Date Released: Fall 2015

Figure 1



Source: CMHC Rental Market Survey

Figure 2



Source: CMHC Rental Market Survey

*Urban centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAAs.

Provincial Vacancy Rates Decreased

- The British Columbia average apartment vacancy rate¹ was 1.2 per cent in October 2015, down from 1.5 per cent in October 2014.²
- Vacancy rates in the province's four largest centres, Vancouver, Abbotsford-Mission, Victoria and Kelowna Census Metropolitan Areas (CMAs), declined to less than one per cent as rental demand outpaced supply.
- Based on units common to both the 2014 and 2015 surveys, the average two-bedroom rent increased 3.7 per cent on an annual basis, compared to 2.4 per cent a year earlier.
- The vacancy rates for rented condominiums in Vancouver and Victoria also remained below one per cent in October 2015, while Kelowna posted a 2.1 per cent vacancy rate for rented condominiums.

¹ The survey is based on privately-initiated rental apartment structures of three or more units.

² Due to seasonal factors, the results of the October 2015 Rental Market Survey are not directly comparable with the results from the April 2015 Rental Market Survey.

Provincial Apartment Vacancy Rate Down

Rental market conditions tightened in most urban British Columbia centres³ surveyed in October 2015. The apartment vacancy rate in the province was 1.2 per cent, compared to 1.5 per cent in October 2014. This is the lowest apartment vacancy rate in British Columbia since 2007 and 2008 when it dipped to 1.0 per cent for two consecutive surveys.

Apartment vacancy rates in British Columbia were significantly lower across most bedroom types⁴. At one per cent, the vacancy rate for bachelor apartments was the lowest, followed by one-bedrooms at 1.1 per cent and two-bedrooms at 1.5 per cent. Historically, the vacancy rate for apartments with three or more bedrooms has been the highest and this was the case in the Fall 2015 survey results.

Growing Renter Population Increased Housing Demand

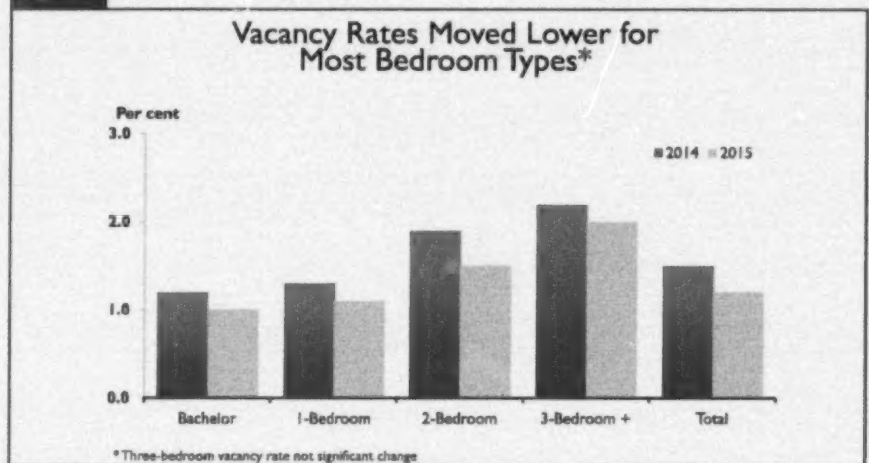
In 2015, demand for rental accommodation generally outstripped additional supply. On the demand side, the lower average vacancy rate for British Columbia resulted from a number of factors including improved labour market conditions among the younger segment of the population who tend to rent, and growing populations of younger and older British Columbians.

Population-driven demand for rental accommodation was likely the most prominent demand factor in the decline in vacancy rates. The age groups typically associated with renting, those in the cohort aged 20-34 and over 75, added about 30,000 people in 2015.

³ An urban centre is a centre with a population of 10,000 or more people.

⁴ The vacancy rate for apartments with three or more bedrooms was not significantly different in October 2015 compared to October 2014.

Figure 3



Source: CMHC

Figure 4



Source: BC Stats, CMHC calculation

Labour market conditions for younger people improved modestly compared to the fall of 2014. In October 2015, total employment in the 15 to 24 age cohort increased 0.4 per cent compared to October 2014. At the same time, the unemployment rate at 11.9 per cent was relatively unchanged compared to a year earlier. A lower participation rate among this age group suggests that some people in this cohort may have chosen to

withdraw from the labour force, possibly to go back to school or to pursue other activities.

Some first-time homebuyers staying in rental accommodation longer to save for a larger down payment may have also played a role in lower rental vacancy rates this year compared to last year. Rising existing home prices in most markets within the province may have deterred or delayed the

movement from rental to homeownership, keeping downward pressure on rental vacancy rates.

Migration likely played a lesser role in lowering the vacancy rate in October 2015 compared to previous years, as net international migration slowed. British Columbia gained 5,937 people from net international migration during the first half of 2015, down from 17,303 people added to the population from other countries in the first half of 2014. Fewer people immigrating, and outflows of people in the non-permanent resident category were the main factors behind the slowdown. At the same time, net interprovincial migration in the first half of the year added about 6,700 people to the province's population, a similar amount as recorded during the first half of 2014.

Limited Additions to Rental Housing Supply

In the October 2015 Rental Market Survey, the number of purpose-built rental apartments in British Columbia increased by just under 1,900 units to 169,586 apartments. Increases in the rental universe in some centres were partly offset by declines in other centres. The Vancouver, Victoria and Abbotsford-Mission CMAs, as well as Kamloops and Fort. St John, recorded the largest annual net increases to the private apartment rental stock.

Additions to the purpose-built rental supply come from new units completed or from existing units, removed for renovation, returning to the market. Between July 2014 and

June 2015, 2,006 rental apartments were completed and included in this Fall Rental Market Survey. As well, the return of rental units to the market, which had been temporarily taken off the market while they underwent renovations, added to the rental universe and contributed to higher vacancy rates in some centres.

The largest addition to supply was in the Vancouver CMA, where the number of private apartments in the survey universe increased by 834 units, with one-bedroom apartment units accounting for the bulk of the additional supply.

Vacancies Decreased in Most Urban Centres

All but ten of the 27 urban centres surveyed in British Columbia recorded lower vacancy rates in October 2015, compared to twelve months earlier. The lowest apartment vacancy rate was in Squamish at 0.3 per cent. Dawson Creek recorded the highest apartment vacancy rate at 14.6 per cent, up from 5.3 per cent a year earlier.

The vacancy rate in the province's four CMAs, as well as Courtenay and Squamish, declined to less than one per cent.

Several of the centres reporting higher vacancy rates compared to October 2014 were located in central or northern British Columbia including Dawson Creek, Fort St John, Prince George, and Williams Lake. In these areas, the impacts of low oil prices and related energy sector slowdowns may have had

a greater impact on employment. As well, additional rental supply in several of these centres could also account for the rise in apartment vacancy rates.

In Penticton, the vacancy rate increased compared to a year earlier but was still relatively low at 1.6 per cent. Similarly, Salmon Arm's vacancy rate rose to 2.5 per cent from 1.4 per cent in October 2014.

Relatively stable rental vacancy rates were recorded in Cranbrook, Nelson, Parksville, and Terrace.

Same Sample⁵ Rent Increase and Average Rents

Based on units common to both the 2014 and 2015 surveys, the average two-bedroom apartment rent in British Columbia increased 3.7 per cent on an annual basis, compared to 2.4 per cent a year ago⁶. Bachelor and one-bedroom apartments recorded annual increases of 3.4 per cent, while two- and three-bedroom apartments recorded annual increases of 3.7 and 3.8 per cent, respectively.

The average rent level for a two-bedroom apartment in new and existing structures was \$1,155 per month, below Alberta's \$1,253 per month and ahead of Ontario's \$1,121 per month. The average rent level for a one-bedroom apartment in new and existing structures was \$987. One-bedroom apartments make up more than half of the purpose-built stock in British Columbia.

⁵ This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

⁶ According to the BC Government Residential Tenancy Branch, the annual allowable rent increase for conventional residential tenancies is determined by the formula in the Residential Tenancy Regulation. For a conventional residential tenancy rent increase that takes effect in 2015, the allowable increase is 2.5 per cent. CMHC's same-sample rent increase will vary from the annual allowable rent increase for a number of reasons, including local rental market conditions. For example, in a market where vacancy rates have remained elevated for a period of time, rents may have moved lower.

Within the province's non-Census Metropolitan Areas, the average two-bedroom apartment rent ranged from \$691 in Port Alberni, to \$1,126 in Fort St. John.

Availability Rate⁷ Moved Lower

The availability rate for rental apartments in British Columbia moved lower to 1.7 per cent in October 2015 compared to 2.3 per cent in October 2014, the third consecutive annual decline. This trend held across all bedroom types. Three-bedroom or larger apartments reported the highest availability rate at 2.3 per cent. The availability rate for bachelor apartments was the lowest among the different bedroom types, at 1.4 per cent, down from 2.0 per cent in October 2014.

Townhome Vacancy Increased

The vacancy rate for rented townhomes in British Columbia increased to 3.2 per cent in October 2015, from 2.5 per cent in October 2014. In contrast to the downward trend in rental vacancy rates for apartments, townhome vacancy rates were higher for all bedroom counts. Stronger employment and low mortgage interest rates may have encouraged the movement from townhome rental to homeownership contributing to increased vacancy rates.

Rented townhomes account for a relatively small share of the primary rental market, with a rental universe of just under 9,000 units, or five

per cent of the primary rental universe. About one-third of these are located in the Vancouver CMA, accounting for three per cent of primary rental units. However, in smaller centres of the province, rented townhomes are an important and significant share of the rental universe. In Campbell River, Fort St John, Quesnel, Terrace and Williams Lake, rental townhomes comprise about one-quarter of the rental stock.

The average monthly rent for a two-bedroom townhome was \$1,103 in October 2015 at a provincial level, ranging from \$653 in Quesnel to \$1,600 in the Vancouver CMA.

Similar Trends in the Secondary Rental Market

Investor-owned condominiums are an important addition to rental market supply in British Columbia, and complement the existing stock of purpose-built rental accommodation. Canada Mortgage and Housing Corporation's (CMHC's) October 2015 Rental Market Survey includes a Condominium Apartment Rent Survey and a Condominium Apartment Vacancy Survey. These two Surveys are conducted in the Vancouver, Victoria and Kelowna CMAs. The results of these condominium rental market surveys can be found in Table 4.1.1 to Table 4.3.1.

In the Vancouver CMA, the rental condominium vacancy rates was not significantly changed from the October 2014 vacancy rate. However, in the Victoria CMA, the rental condominium vacancy rate declined,

mirroring the decline in purpose-built apartment vacancy rates. In both centres, the vacancy rate for rented condominium apartments was near or below the vacancy rate for rental apartments.

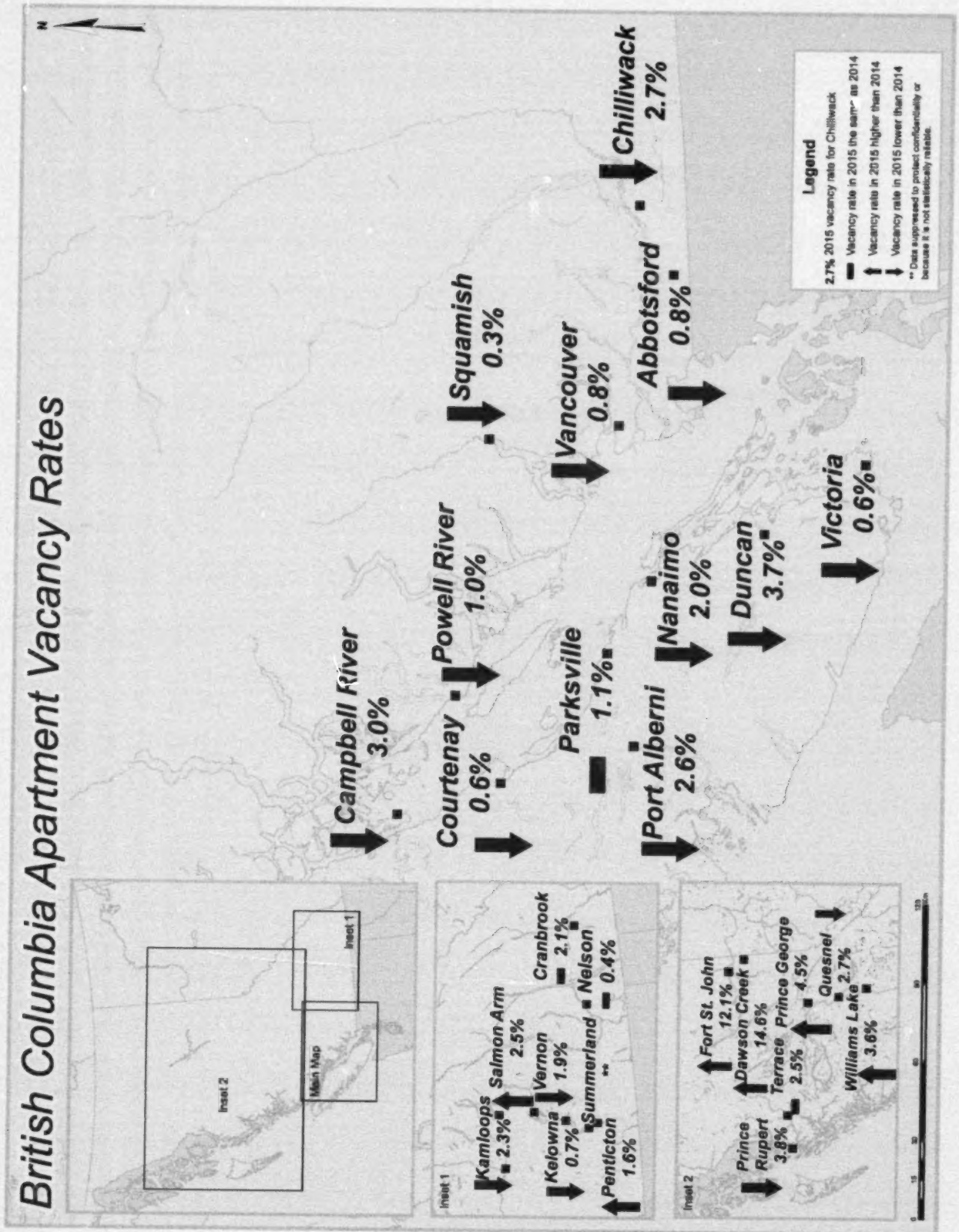
The condominium rental market recorded higher rents than apartments in the Rental Market Survey, as these units are usually in newer buildings and have amenities, such as in-suite laundry, not typically found in older purpose-built rental apartments.

In addition to the condominium market, CMHC's October 2015 Rental Market Survey also includes information on the secondary rental market⁸. Vancouver, Victoria, Kelowna and Abbotsford-Mission CMAs were the centres included in this survey. The results can be found in Tables 5.1 and Table 5.2.

⁷ A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate.

⁸ For example, rented single-detached, semi-detached, duplex, row and accessory apartments are included in this survey.

British Columbia Apartment Vacancy Rates



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1.1.1 Private Apartment Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Abbotsford-Mission CMA	2.4	1.1	3.2	0.7	3.0	0.9	**	0.0	3.1	0.8
Campbell River CA	7.7	0.0	6.0	3.1	4.4	3.3	0.0	0.0	4.8	3.0
Chilliwack CA	4.7	2.3	3.1	3.1	3.9	2.5	1.6	0.0	3.5	2.7
Courtenay CA	0.7	**	1.9	0.7	1.9	0.3	1.0	0.0	1.7	0.6
Cranbrook CA	**	9.1	1.4	3.0	1.9	1.5	**	0.0	1.8	2.1
Dawson Creek CA	4.3	11.2	4.3	11.9	5.7	17.7	15.8	20.4	5.3	14.6
Duncan CA	1.5	**	4.5	5.4	5.4	2.0	3.4	**	4.7	3.7
Fort St. John CA	4.1	14.8	2.5	14.6	2.4	10.6	3.2	3.5	2.5	12.1
Kamloops CA	10.2	2.2	3.6	2.4	3.1	2.2	6.8	0.0	3.9	2.3
Kamloops Zone 1-South Shore	12.3	3.2	1.5	1.6	1.8	2.0	**	**	2.5	1.9
Kamloops Zone 2-North Shore	4.3	0.0	6.2	3.5	4.5	2.5	**	**	5.4	2.8
Kelowna CMA	0.0	0.7	0.8	0.6	1.2	0.8	0.0	0.0	1.0	0.7
Nanaimo CA	2.3	4.7	3.3	1.4	6.2	2.2	3.4	1.9	4.4	2.0
Nelson CY	0.0	3.3	0.6	0.0	0.8	0.0	**	**	0.6	0.4
Parksville CA	0.0	11.2	0.0	0.9	1.6	0.7	0.0	0.0	1.2	1.1
Penticton CA	1.5	4.0	1.6	1.7	0.9	1.2	0.0	**	1.3	1.6
Port Alberni CA	2.7	1.6	4.3	2.4	7.5	3.1	**	0.0	5.6	2.6
Powell River CA	7.7	**	2.0	1.3	0.8	0.8	6.4	**	2.0	1.0
Prince George CA	3.2	5.6	3.1	3.8	2.9	3.5	2.6	9.9	3.0	4.5
Prince George Zone 1-Downtown	4.7	**	3.3	3.8	3.2	4.8	**	1.8	3.3	4.5
Prince George Zone 2-Outlying	0.0	3.3	3.0	3.7	2.8	2.9	3.0	11.4	2.8	4.5
Prince Rupert CA	3.8	**	4.4	5.3	**	3.1	1.7	0.0	6.8	3.8
Quesnel CA	0.0	0.0	5.1	1.7	4.3	3.6	5.9	**	4.6	2.7
Salmon Arm CA	**	18.2	1.3	2.4	1.5	1.8	**	**	1.4	2.5
Squamish CA	3.7	0.0	3.1	1.0	4.5	0.0	0.0	**	3.6	0.3
Summerland DM	-	-	**	**	5.0	**	**	**	6.3	**
Terrace CA	0.0	0.0	0.8	1.8	5.6	3.2	0.0	2.7	3.2	2.5
Vancouver CMA	0.8	0.6	0.9	0.8	1.1	0.9	1.7	1.4	1.0	0.8
Vernon CA	1.9	1.4	2.6	1.6	5.2	2.1	3.5	2.0	3.7	1.9
Victoria CMA	1.4	0.7	1.5	0.7	1.5	0.5	2.6	0.2	1.5	0.6
Williams Lake CA	0.0	0.0	2.4	1.6	1.5	5.1	6.0	0.0	2.1	3.6
British Columbia 10,000+	1.2	1.0	1.3	1.1	1.9	1.5	2.2	2.0	1.5	1.2

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.2 Private Apartment Average Rents (\$) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Abbotsford-Mission CMA	581	589	684	712	835	864	958	972	758	787
Campbell River CA	550	552	630	651	777	808	882	887	727	751
Chilliwack CA	514	539	636	646	786	800	812	806	699	708
Courtenay CA	563	580	690	702	819	832	768	770	758	768
Cranbrook CA	461	**	625	637	738	750	838	849	698	711
Dawson Creek CA	725	711	820	887	1,120	1,102	1,093	1,207	954	975
Duncan CA	535	540	651	649	759	762	842	903	693	699
Fort St. John CA	723	769	850	906	1,077	1,126	1,124	1,163	980	1,031
Kamloops CA	658	774	739	767	866	919	1,079	1,124	793	839
Kamloops Zone 1-South Shore	650	690	799	829	945	976	**	**	848	884
Kamloops Zone 2-North Shore	684	927	669	693	789	864	994	951	730	788
Kelowna CMA	613	631	788	799	980	1,002	1,200	1,049	899	903
Nanaimo CA	559	585	700	723	812	847	1,017	1,030	746	773
Nelson CY	550	572	686	684	829	809	1,180	**	742	739
Parksville CA	544	547	718	733	766	770	878	875	753	759
Penticton CA	561	579	682	712	810	856	992	960	730	764
Port Alberni CA	545	546	558	568	688	691	766	730	621	626
Powell River CA	550	537	603	612	694	696	764	762	649	655
Prince George CA	567	581	647	667	771	794	898	911	729	746
Prince George Zone 1-Downtown	586	604	633	664	736	775	908	948	679	713
Prince George Zone 2-Outlying	525	538	658	668	786	802	897	904	755	765
Prince Rupert CA	493	514	620	662	794	801	702	777	697	722
Quesnel CA	464	463	547	568	653	644	810	779	612	615
Salmon Arm CA	460	516	669	674	799	816	**	**	730	742
Squamish CA	604	599	731	939	823	976	**	**	784	946
Summerland DM	-	-	**	**	768	784	**	**	738	755
Terrace CA	544	579	639	695	833	913	911	997	763	833
Vancouver CMA	902	937	1,038	1,079	1,311	1,368	1,542	1,615	1,099	1,144
Vernon CA	570	544	649	674	788	821	862	906	720	747
Victoria CMA	723	742	849	867	1,095	1,128	1,317	1,384	918	942
Williams Lake CA	462	519	635	637	719	722	849	816	700	700
British Columbia 10,000+	832	862	953	987	1,112	1,155	1,281	1,330	998	1,035

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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1.1.3 Number of Private Apartment Units in the Universe by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Abbotsford-Mission CMA	129	128	1,741	1,839	1,870	1,975	33	36	3,773	3,978
Campbell River CA	39	40	368	390	700	721	50	52	1,157	1,203
Chilliwack CA	113	134	1,459	1,490	1,223	1,235	64	59	2,859	2,918
Courtenay CA	137	136	487	485	979	937	109	115	1,712	1,673
Cranbrook CA	12	11	305	301	488	471	38	41	843	824
Dawson Creek CA	70	66	417	481	400	421	27	30	914	998
Duncan CA	65	65	623	597	503	499	29	29	1,220	1,190
Fort St. John CA	77	78	601	597	957	954	32	31	1,667	1,660
Kamloops CA	199	262	1,600	1,705	1,349	1,435	48	47	3,196	3,449
Kamloops Zone 1-South Shore	150	194	872	925	675	710	24	23	1,721	1,852
Kamloops Zone 2-North Shore	49	68	728	780	674	725	24	24	1,475	1,597
Kelowna CMA	159	172	1,887	1,907	2,293	2,329	139	137	4,478	4,545
Nanaimo CA	241	242	1,767	1,776	1,391	1,393	131	127	3,530	3,538
Nelson CY	73	65	174	176	253	255	12	11	512	507
Parksville CA	17	17	116	116	437	450	16	19	586	602
Penticton CA	134	141	999	1,009	835	865	12	13	1,980	2,028
Port Alberni CA	76	74	417	412	399	407	31	24	923	917
Powell River CA	13	13	304	297	244	249	47	44	608	603
Prince George CA	255	251	1,054	1,061	1,520	1,485	391	365	3,220	3,162
Prince George Zone 1-Downtown	166	162	441	451	491	482	54	55	1,152	1,150
Prince George Zone 2-Outlying	89	89	613	610	1,029	1,003	337	310	2,068	2,012
Prince Rupert CA	53	68	264	270	369	382	60	68	746	788
Quesnel CA	16	15	195	203	299	326	17	17	527	561
Salmon Arm CA	11	11	167	169	196	196	5	5	379	381
Squamish CA	27	27	97	97	155	156	28	27	307	307
Summerland DM	0	0	10	10	20	18	2	1	32	29
Terrace CA	31	29	120	122	216	210	45	44	412	405
Vancouver CMA	11,929	11,958	66,368	66,901	25,628	25,872	2,186	2,214	106,111	106,945
Vernon CA	99	80	671	693	681	674	115	108	1,566	1,555
Victoria CMA	2,692	2,786	13,404	13,501	7,321	7,460	449	469	23,866	24,216
Williams Lake CA	10	10	180	185	338	354	47	48	575	597
British Columbia 10,000+	16,678	16,880	95,800	96,794	51,065	51,731	4,163	4,181	167,706	169,586

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.4 Private Apartment Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Abbotsford-Mission CMA	3.9	1.1	5.0	1.0	4.1	1.6	10.3	0.0	4.6	1.3
Campbell River CA	7.7	0.0	6.0	3.8	5.4	3.9	2.0	0.0	5.5	3.6
Chilliwack CA	10.1	3.0	4.3	4.0	4.8	3.8	1.6	0.0	4.7	3.8
Courtenay CA	1.5	**	3.4	1.1	2.8	1.4	2.1	0.9	2.8	1.4
Cranbrook CA	**	9.1	1.7	3.0	2.5	1.5	**	0.0	2.3	2.1
Dawson Creek CA	5.7	11.2	6.3	12.3	7.5	20.0	21.0	23.7	7.2	15.9
Duncan CA	3.1	**	5.6	5.4	6.2	2.2	3.4	**	5.7	3.8
Fort St. John CA	5.4	21.5	3.0	16.5	3.1	14.1	3.2	3.5	3.2	15.1
Kamloops CA	10.2	2.2	4.4	2.8	3.5	2.6	6.8	0.0	4.4	2.6
Kamloops Zone 1-South Shore	12.3	3.2	2.4	2.2	2.1	2.8	**	**	3.1	2.5
Kamloops Zone 2-North Shore	4.3	0.0	6.9	3.5	4.9	2.5	**	**	6.0	2.8
Kelowna CMA	0.0	0.7	1.4	0.6	2.1	1.3	1.5	0.0	1.7	0.9
Nanaimo CA	3.0	5.9	4.6	2.6	7.0	3.3	3.4	3.0	5.4	3.1
Nelson CY	0.0	3.3	0.6	0.0	0.8	0.0	**	**	0.6	0.4
Parksville CA	0.0	11.2	0.9	2.8	2.1	0.7	0.0	0.0	1.7	1.4
Penticton CA	1.5	4.0	2.1	1.7	1.3	1.3	0.0	**	1.7	1.7
Port Alberni CA	4.0	3.0	5.6	2.9	8.8	4.4	**	0.0	6.9	3.5
Powell River CA	7.7	**	2.0	2.0	2.5	1.6	8.5	**	2.8	1.7
Prince George CA	3.5	5.6	3.7	4.4	3.5	4.0	3.1	9.9	3.5	5.0
Prince George Zone 1-Downtown	5.2	**	3.5	4.5	4.1	5.5	**	1.8	3.8	5.1
Prince George Zone 2-Outlying	0.0	3.3	3.8	4.4	3.2	3.3	3.6	11.4	3.3	4.9
Prince Rupert CA	3.8	**	5.2	5.8	13.5	3.8	1.7	0.0	8.6	4.2
Quesnel CA	0.0	0.0	5.6	1.7	5.4	3.6	5.9	**	5.3	2.7
Salmon Arm CA	**	18.2	3.3	2.4	1.5	1.8	**	**	2.3	2.5
Squamish CA	3.7	0.0	3.1	3.1	4.5	0.0	0.0	**	3.6	1.0
Summerland DM	-	-	**	**	5.0	**	**	**	6.3	**
Terrace CA	3.2	0.0	0.8	1.8	5.6	3.2	0.0	2.7	3.4	2.5
Vancouver CMA	1.4	1.0	1.5	1.2	1.8	1.3	2.0	1.9	1.6	1.2
Vernon CA	3.3	1.4	3.8	1.6	5.9	2.1	4.4	2.0	4.7	1.9
Victoria CMA	2.8	1.2	2.5	1.0	2.5	0.9	3.8	0.2	2.6	1.0
Williams Lake CA	0.0	0.0	2.4	1.6	1.5	5.1	6.0	0.0	2.1	3.6
British Columbia 10,000+	2.0	1.4	2.1	1.5	2.7	2.0	2.7	2.3	2.3	1.7

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to	Oct-14	Oct-13 to	Oct-14	Oct-13 to	Oct-14	Oct-13 to	Oct-14	Oct-13 to	Oct-14
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Abbotsford-Mission CMA	0.9	1.9	0.8	2.6	1.1	2.8	++	2.1	0.9	2.9
Campbell River CA	-0.4	1.9	1.2	2.8	1.7	3.2	2.6	-0.4	1.6	2.6
Chilliwack CA	1.7	3.2	1.1	1.6	1.7	1.3	2.5	++	1.4	1.2
Courtenay CA	++	2.9	1.9	2.0	1.0	1.4	1.3	1.7	1.2	1.6
Cranbrook CA	++	++	2.6	2.4	1.2	2.0	4.4	1.4	1.8	2.2
Dawson Creek CA	++	7.3	++	++	2.0	++	++	17.0	2.7	++
Duncan CA	++	++	2.4	1.1	2.0	2.0	-2.7	8.4	2.8	1.2
Fort St. John CA	11.4	5.9	6.2	6.8	4.9	4.3	4.7	7.1	5.9	5.2
Kamloops CA	3.1	3.7	1.9	2.5	1.5	2.1	3.0	++	1.7	2.4
Kamloops Zone 1-South Shore	3.1	++	1.8	3.7	2.3	2.5	++	++	2.0	3.1
Kamloops Zone 2-North Shore	3.0	3.4	1.9	1.2	0.6	1.8	5.0	++	1.4	1.6
Kelowna CMA	++	2.6	1.4	3.6	1.6	3.9	1.7	++	1.7	3.7
Nanaimo CA	1.8	3.2	1.7	2.9	1.2	4.5	++	5.0	1.2	3.5
Nelson CY	6.9	1.1	3.9	++	3.5	++	++	++	4.5	++
Parksville CA	1.6	1.5	1.7	1.5	1.6	1.2	0.6	1.2	1.8	1.1
Penticton CA	1.3	1.8	0.9	3.9	1.4	3.8	++	++	1.4	4.0
Port Alberni CA	4.0	3.1	1.3	0.6	0.9	0.9	++	++	1.0	1.0
Powell River CA	++	++	4.3	2.1	3.1	0.6	1.1	++	3.5	1.8
Prince George CA	5.5	1.4	3.3	2.4	2.9	2.1	2.9	2.6	2.9	2.4
Prince George Zone 1-Downtown	3.0	5.6	2.5	4.6	2.3	2.5	++	4.9	1.9	3.6
Prince George Zone 2-Outlying	7.1	++	3.7	1.3	3.2	1.9	3.5	2.1	3.4	1.7
Prince Rupert CA	5.5	4.5	4.3	7.0	5.6	5.6	4.8	8.5	5.5	7.5
Quesnel CA	5.2	1.9	2.1	4.3	5.5	-2.3	5.1	++	4.7	++
Salmon Arm CA	-7.5	6.6	2.9	1.6	0.3	2.8	++	++	1.0	2.2
Squamish CA	1.1	0.8	2.1	24.3	0.7	18.8	++	++	1.3	20.2
Summerland DM	-	-	++	++	++	1.9	++	++	3.6	4.6
Terrace CA	3.0	4.6	8.4	9.3	16.1	6.8	++	10.8	13.3	6.6
Vancouver CMA	2.3	3.8	2.6	3.8	2.5	4.4	2.7	4.0	2.5	3.9
Vernon CA	3.1	3.0	2.3	1.7	1.0	3.7	2.0	4.9	1.3	2.8
Victoria CMA	2.3	2.4	1.7	2.1	2.6	2.4	3.0	3.3	1.9	2.0
Williams Lake CA	++	++	7.2	++	2.8	1.3	7.0	-2.6	4.7	0.3
British Columbia 10,000+	2.4	3.4	2.4	3.4	2.4	3.7	2.4	3.8	2.4	3.4

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

++ Data suppressed to protect confidentiality or data not statistically reliable.

+ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Abbotsford-Mission CMA	-	-	**	**	**	**	1.0	**	0.8	**
Campbell River CA	**	**	0.0	2.1	2.9	2.1	4.1	1.9	3.0	2.0
Chilliwack CA	**	**	**	**	5.0	5.6	2.7	21.9	3.2	10.2
Courtenay CA	-	-	**	**	2.8	0.0	0.7	0.0	1.9	0.0
Cranbrook CA	**	**	**	0.0	0.0	1.7	1.1	1.1	1.2	1.2
Dawson Creek CA	-	-	**	**	6.3	14.0	15.5	27.7	10.3	20.5
Duncan CA	-	-	5.0	0.0	9.4	0.0	7.1	3.9	7.1	1.5
Fort St. John CA	-	-	4.2	13.6	3.8	13.0	3.0	4.3	3.5	10.0
Kamloops CA	**	**	0.0	4.7	7.2	3.9	1.3	3.5	4.0	3.7
Kamloops Zone 1-South Shore	-	-	**	**	7.9	2.5	1.8	2.8	4.9	2.6
Kamloops Zone 2-North Shore	**	**	0.0	5.9	6.3	**	0.9	4.3	2.9	5.1
Kelowna CMA	-	-	4.2	0.0	1.0	1.0	0.0	**	1.0	1.1
Nanaimo CA	**	**	5.3	0.0	7.0	3.1	5.2	8.5	6.1	4.7
Nelson CY	-	-	-	-	-	-	**	**	**	**
Parksville CA	-	-	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	**	**	1.1	**	2.0	4.5
Port Alberni CA	**	**	**	**	0.0	**	11.0	6.3	7.4	6.1
Powell River CA	-	-	**	**	**	**	**	**	3.4	4.0
Prince George CA	**	**	3.6	**	2.8	**	1.5	2.6	2.2	3.1
Prince George Zone 1-Downtown	**	**	**	**	4.1	**	2.9	5.1	3.4	**
Prince George Zone 2-Outlying	-	-	**	**	2.2	**	0.0	0.0	1.3	0.0
Prince Rupert CA	-	-	**	**	**	**	1.0	2.0	**	1.7
Quesnel CA	-	-	5.9	**	**	**	9.1	**	8.3	**
Salmon Arm CA	-	-	**	**	0.0	5.3	**	**	0.0	4.3
Squamish CA	-	-	-	-	**	**	2.9	**	2.3	**
Summerland DM	**	**	0.0	2.9	10.5	8.1	**	**	5.4	6.8
Terrace CA	-	-	-	-	1.2	2.3	0.0	8.2	0.7	4.7
Vancouver CMA	0.0	0.0	1.2	1.2	1.2	0.5	1.1	1.4	1.1	1.1
Vernon CA	0.0	0.0	1.6	1.6	3.8	0.0	2.0	1.0	1.9	0.8
Victoria CMA	**	**	1.8	1.9	0.5	3.0	0.0	1.4	0.4	1.9
Williams Lake CA	-	-	0.0	33.3	3.6	1.9	10.8	10.2	8.0	9.4
British Columbia 10,000+	0.7	1.3	2.2	3.2	2.8	3.3	2.3	3.2	2.5	3.2

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.2 Private Row (Townhouse) Average Rents (\$)**by Bedroom Type****British Columbia**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Abbotsford-Mission CMA	-	-	**	**	**	**	1,218	**	948	992
Campbell River CA	**	**	608	653	766	784	1,011	1,048	853	887
Chilliwack CA	**	**	**	**	777	784	958	1,028	738	845
Courtenay CA	-	-	**	**	759	765	893	921	806	817
Cranbrook CA	**	**	**	**	**	**	872	899	837	853
Dawson Creek CA	-	-	**	**	1,185	1,186	1,277	1,302	1,219	1,233
Duncan CA	-	-	656	652	753	812	924	924	797	810
Fort St. John CA	-	-	785	933	1,194	1,246	1,251	1,304	1,177	1,226
Kamloops CA	**	**	581	619	962	995	1,172	1,204	1,047	1,074
Kamloops Zone 1-South Shore	-	-	**	**	1,038	1,089	1,295	1,341	1,150	1,194
Kamloops Zone 2-North Shore	**	**	564	633	821	836	1,053	1,064	925	932
Kelowna CMA	-	-	676	706	875	933	1,146	1,115	917	952
Nanaimo CA	**	**	691	704	903	940	1,019	1,037	906	935
Nelson CY	-	-	-	-	-	-	**	**	**	**
Parksville CA	-	-	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	836	844	871	1,177	1,213	1,044	1,029
Port Alberni CA	**	**	**	**	714	**	782	778	746	745
Powell River CA	-	-	**	**	**	**	**	**	681	697
Prince George CA	**	**	791	**	957	933	972	936	940	914
Prince George Zone 1-Downtown	**	**	**	**	834	741	861	764	822	738
Prince George Zone 2-Outlying	-	-	**	**	1,030	1,036	1,085	1,112	1,032	1,053
Prince Rupert CA	-	-	**	**	**	**	779	821	771	812
Quesnel CA	-	-	438	403	627	653	676	689	643	657
Salmon Arm CA	-	-	**	**	759	771	**	**	788	779
Squamish CA	-	-	-	-	**	**	904	**	908	1,122
Summerland DM	**	**	577	587	749	765	**	**	674	688
Terrace CA	-	-	-	-	729	746	899	946	797	825
Vancouver CMA	1,182	1,229	958	1,000	1,488	1,600	1,518	1,594	1,490	1,575
Vernon CA	470	482	606	604	810	817	945	970	738	743
Victoria CMA	**	**	796	814	1,160	1,159	1,585	1,615	1,314	1,340
Williams Lake CA	-	-	515	563	744	753	833	882	786	829
British Columbia 10,000+	763	776	704	737	1,060	1,103	1,274	1,322	1,138	1,181

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Abbotsford-Mission CMA	0	0	44	44	115	114	110	109	269	267
Campbell River CA	2	2	46	47	140	142	146	160	334	351
Chilliwack CA	2	2	42	42	101	100	73	73	218	217
Courtenay CA	0	0	10	10	214	218	139	135	363	363
Cranbrook CA	2	2	17	17	62	60	93	90	174	169
Dawson Creek CA	0	0	3	4	127	128	103	112	233	244
Duncan CA	0	0	60	56	53	65	85	77	198	198
Fort St. John CA	0	0	48	59	246	246	200	177	494	482
Kamloops CA	2	2	22	22	207	205	223	221	454	450
Kamloops Zone 1-South Shore	0	0	5	5	127	126	114	111	246	242
Kamloops Zone 2-North Shore	2	2	17	17	80	79	109	110	208	208
Kelowna CMA	0	0	24	24	297	289	84	84	405	397
Nanaimo CA	6	6	19	19	129	128	58	59	212	212
Nelson CY	0	0	0	0	0	0	3	3	3	3
Parksville CA	0	0	22	22	18	18	3	3	43	43
Penticton CA	2	2	17	16	114	88	88	86	221	192
Port Alberni CA	1	1	9	10	29	29	82	79	121	119
Powell River CA	0	0	5	2	13	13	11	10	29	25
Prince George CA	4	4	55	53	145	147	206	206	410	410
Prince George Zone 1-Downtown	4	4	20	20	53	53	104	104	181	181
Prince George Zone 2-Outlying	0	0	35	33	92	94	102	102	229	229
Prince Rupert CA	0	0	8	8	15	15	101	102	124	125
Quesnel CA	0	0	17	16	35	42	128	126	180	184
Salmon Arm CA	0	0	2	2	16	19	4	2	22	23
Squamish CA	0	0	0	0	10	10	34	34	44	44
Summerland DM	1	1	34	35	38	37	1	1	74	74
Terrace CA	0	0	0	0	86	87	64	64	150	151
Vancouver CMA	59	59	87	87	915	914	2,045	2,019	3,106	3,079
Vernon CA	55	57	62	61	52	51	101	100	270	269
Victoria CMA	17	17	112	108	202	203	370	371	701	699
Williams Lake CA	0	0	12	12	56	56	120	127	188	195
British Columbia 10,000+	153	155	777	776	3,435	3,424	4,675	4,630	9,040	8,985

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Abbotsford-Mission CMA	-	-	**	**	**	**	1.0	**	0.8	0.4
Campbell River CA	**	**	0.0	2.1	5.0	2.1	6.8	1.9	5.1	2.0
Chilliwack CA	**	**	**	**	6.9	5.6	4.1	21.9	4.6	10.7
Courtenay CA	-	-	**	**	4.7	0.5	0.7	0.0	3.0	0.3
Cranbrook CA	**	**	**	0.0	0.0	1.7	1.1	1.1	1.2	1.2
Dawson Creek CA	-	-	**	**	6.3	21.9	16.5	27.7	10.7	24.2
Duncan CA	-	-	6.7	0.0	9.4	0.0	8.2	3.9	8.1	1.5
Fort St. John CA	-	-	4.2	15.3	4.2	13.4	3.5	4.3	3.9	10.4
Kamloops CA	**	**	0.0	4.7	7.7	3.9	1.3	4.0	4.2	4.0
Kamloops Zone 1-South Shore	-	-	**	**	8.7	2.5	1.8	2.8	5.3	2.6
Kamloops Zone 2-North Shore	**	**	0.0	5.9	6.3	**	0.9	5.3	2.9	5.7
Kelowna CMA	-	-	4.2	0.0	1.0	1.0	3.6	**	1.8	1.1
Nanaimo CA	**	**	10.5	10.5	7.8	3.9	5.2	8.5	7.1	6.1
Nelson CY	-	-	-	-	-	-	**	**	**	**
Parksville CA	-	-	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	**	**	3.4	**	3.3	4.5
Port Alberni CA	**	**	**	**	0.0	**	11.0	6.3	7.4	6.1
Powell River CA	-	-	**	**	**	**	**	**	3.4	4.0
Prince George CA	**	**	3.6	**	5.7	**	2.4	3.6	3.7	4.4
Prince George Zone 1-Downtown	**	**	**	**	6.1	**	3.8	5.1	4.5	**
Prince George Zone 2-Outlying	-	-	**	**	5.4	1.3	1.0	2.0	3.1	1.9
Prince Rupert CA	-	-	**	**	**	**	3.0	2.0	3.4	1.7
Quesnel CA	-	-	5.9	**	**	**	9.9	**	8.9	**
Salmon Arm CA	-	-	**	**	6.3	5.3	**	**	4.5	4.3
Squamish CA	-	-	-	-	**	**	2.9	**	4.5	**
Summerland DM	**	**	2.9	2.9	13.2	8.1	**	**	8.1	6.8
Terrace CA	-	-	-	-	1.2	2.3	0.0	8.2	0.7	4.7
Vancouver CMA	0.0	0.0	1.2	1.2	1.9	0.6	1.5	1.6	1.6	1.3
Vernon CA	3.6	0.0	4.8	1.6	9.6	0.0	2.0	1.0	4.4	0.8
Victoria CMA	**	**	3.6	2.9	1.5	4.0	0.5	1.9	1.3	2.6
Williams Lake CA	-	-	0.0	33.3	5.4	1.9	12.5	10.2	9.6	9.4
British Columbia 10,000+	2.0	1.3	3.2	4.2	3.7	3.8	3.0	3.4	3.3	3.6

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
	to	to	to	to	to	to	to	to	to	to
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Abbotsford-Mission CMA	-	-	**	**	**	**	1.9 a	**	-0.4 b	4.0 a
Campbell River CA	**	**	4.5 b	5.4 c	4.1 c	4.3 c	0.8 d	2.6 b	2.9 b	3.3 c
Chilliwack CA	**	**	**	**	++	2.2 b	++	4.0 a	++	4.5 b
Courtenay CA	-	-	**	**	0.8 a	2.1 a	0.7	1.9	0.8 a	1.5 a
Cranbrook CA	**	**	**	**	**	**	++	4.0 b	**	3.3 c
Dawson Creek CA	-	-	**	**	-3.7 d	0.6	2.4 c	1.8 a	-0.4 b	1.5 a
Duncan CA	-	-	0.8 a	-0.2 b	-0.1 b	2.3 b	2.9 a	0.9 a	1.2 a	1.3 a
Fort St. John CA	-	-	7.8 c	5.4 c	5.4 b	4.2 c	5.3 a	3.4 d	5.0 a	3.7 c
Kamloops CA	**	**	1.4 a	4.5 b	1.8 b	3.2 c	2.3	4.1 c	1.3 b	3.6 b
Kamloops Zone 1-South Shore	-	-	**	**	1.7 b	4.0 b	0.4 b	5.3 b	0.8 a	3.9 b
Kamloops Zone 2-North Shore	**	**	0.5 a	8.9 b	1.9 c	1.8 c	4.6 a	2.5 b	1.9 c	3.2 c
Kelowna CMA	-	-	++	**	1.3 c	6.0 b	3.1 d	++	2.2 c	4.9 c
Nanaimo CA	**	**	++	++	1.8	3.1 b	1.8	3.3	2.2 a	2.4 a
Nelson CY	-	-	-	-	-	-	**	**	**	**
Parksville CA	-	-	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	++	**	3.8 a	4.5 b	**	5.2 d
Port Alberni CA	**	**	**	**	2.0 a	**	2.6 b	0.3 b	1.8 b	++
Powell River CA	-	-	**	**	**	**	**	**	4.2 b	1.0 a
Prince George CA	**	**	3.1 d	**	5.3 b	-3.4 d	6.9 b	-5.2 d	5.1 c	-3.0 c
Prince George Zone 1-Downtown	**	**	**	**	**	-4.3 d	11.8 d	**	10.2 d	**
Prince George Zone 2-Outlying	-	-	**	**	0.8 c	++	0.7 a	2.3 a	1.1 a	++
Prince Rupert CA	-	-	**	**	**	**	5.8 a	6.1	5.7 b	5.5 c
Quesnel CA	-	-	++	++	**	++	++	3.6 d	++	**
Salmon Arm CA	-	-	**	**	-0.4 b	-0.8 b	**	**	-0.1 a	-0.6 a
Squamish CA	-	-	-	-	**	**	++	**	++	**
Summerland DM	**	**	-0.4 a	2.3 c	++	3.2 a	**	**	++	2.3 a
Terrace CA	-	-	-	-	7.2 c	3.1	**	4.7 c	8.0 b	3.9 b
Vancouver CMA	3.5 b	3.8 b	**	4.1 d	1.4	8.4 b	++	4.2	0.6 a	5.1 b
Vernon CA	5.4	2.4 a	4.4 b	-2.8 b	++	++	++	++	2.3 b	1.7 c
Victoria CMA	**	**	**	++	3.6 c	-0.4 b	2.6 b	1.0 a	3.1 c	0.5 a
Williams Lake CA	-	-	6.0 a	10.8 b	4.0 b	3.0 b	0.4	4.9	1.4	5.1
British Columbia 10,000+	3.4 b	2.7	2.6 b	2.1	2.0	4.4 b	1.6	3.2	1.8	3.4

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Abbotsford-Mission CMA	2.4	1.1	3.2	0.7	2.8	0.8	2.4	0.0	3.0	0.8
Campbell River CA	7.3	0.0	5.3	3.0	4.2	3.1	3.1	1.4	4.4	2.8
Chilliwack CA	4.6	2.2	3.0	3.0	4.0	2.7	2.2	12.7	3.5	3.2
Courtenay CA	0.7	**	1.9	0.7	2.0	0.3	0.9	0.0	1.8	0.5
Cranbrook CA	**	7.7	1.3	2.8	1.7	1.5	0.7	0.8	1.7	1.9
Dawson Creek CA	4.3	11.2	4.3	11.8	5.9	17.1	15.6	26.1	6.3	15.8
Duncan CA	1.5	**	4.5	5.0	5.8	1.8	6.1	2.8	5.0	3.4
Fort St. John CA	4.1	14.8	2.6	14.5	2.7	11.1	3.0	4.2	2.7	11.6
Kamloops CA	10.1	2.1	3.6	2.5	3.7	2.4	2.3	2.9	3.9	2.5
Kamloops Zone 1-South Shore	12.3	3.2	1.5	1.6	2.7	2.1	1.4	2.2	2.8	2.0
Kamloops Zone 2-North Shore	4.1	0.0	6.0	3.5	4.7	2.8	3.2	3.6	5.1	3.0
Kelowna CMA	0.0	0.7	0.8	0.6	1.2	0.8	0.0	0.7	1.0	0.7
Nanaimo CA	2.2	5.0	3.4	1.4	6.3	2.3	3.9	3.9	4.5	2.2
Nelson CY	0.0	3.3	0.6	0.0	0.8	0.0	**	**	0.6	0.4
Parksville CA	0.0	11.2	0.0	0.8	1.5	0.7	0.0	0.0	1.1	1.0
Penticton CA	1.5	3.9	1.6	1.9	1.1	1.8	1.0	0.0	1.3	1.9
Port Alberni CA	2.6	1.6	4.2	2.6	7.0	3.2	9.8	4.9	5.8	3.0
Powell River CA	7.7	**	2.3	1.3	0.8	0.8	5.2	1.9	2.0	1.1
Prince George CA	3.1	5.5	3.1	3.8	2.9	3.5	2.2	7.1	2.9	4.4
Prince George Zone 1-Downtown	4.6	**	3.4	4.1	3.3	5.3	1.9	4.0	3.3	4.9
Prince George Zone 2-Outlying	0.0	3.3	3.0	3.5	2.8	2.7	2.3	8.4	2.6	4.0
Prince Rupert CA	3.8	**	4.6	5.2	**	3.0	1.3	1.1	6.1	3.5
Quesnel CA	0.0	0.0	5.2	1.6	4.6	4.4	8.7	**	5.5	3.3
Salmon Arm CA	**	18.2	1.3	2.4	1.4	2.1	**	**	1.3	2.6
Squamish CA	3.7	0.0	3.1	1.0	4.2	0.0	1.6	**	3.4	0.3
Summerland DM	**	**	0.0	2.2	8.6	5.4	**	**	5.7	4.9
Terrace CA	0.0	0.0	0.8	1.8	4.3	2.9	0.0	5.8	2.5	3.1
Vancouver CMA	0.8	0.6	0.9	0.8	1.1	0.9	1.4	1.4	1.0	0.8
Vernon CA	1.2	0.8	2.6	1.6	5.1	2.0	2.8	1.6	3.5	1.7
Victoria CMA	1.4	0.7	1.5	0.7	1.5	0.6	1.4	0.7	1.5	0.7
Williams Lake CA	0.0	0.0	2.2	3.6	1.8	4.7	9.4	7.5	3.6	5.0
British Columbia 10,000+	1.2	1.0	1.3	1.1	2.0	1.6	2.3	2.6	1.6	1.3

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Abbotsford-Mission CMA	581	589	685	712	834	862	1,163	1,233	771	800
Campbell River CA	552	557	628	651	775	804	978	1,008	755	782
Chilliwack CA	513	538	634	645	786	799	845	945	701	718
Courtenay CA	563	580	690	701	808	819	836	850	767	777
Cranbrook CA	479	457	626	637	739	752	862	885	721	735
Dawson Creek CA	725	711	819	887	1,136	1,122	1,237	1,281	1,008	1,026
Duncan CA	535	540	651	649	758	768	903	918	708	715
Fort St. John CA	723	769	845	908	1,101	1,151	1,235	1,284	1,026	1,075
Kamloops CA	655	770	737	764	878	928	1,157	1,189	825	866
Kamloops Zone 1-South Shore	650	690	798	828	960	992	1,273	1,318	886	920
Kamloops Zone 2-North Shore	671	913	666	692	792	861	1,043	1,046	754	804
Kelowna CMA	613	631	787	798	968	994	1,181	1,077	901	907
Nanaimo CA	559	585	700	723	820	855	1,018	1,032	755	783
Nelson CY	550	572	686	684	829	809	1,111	1,106	743	741
Parksville CA	544	547	714	732	772	776	926	921	757	765
Penticton CA	559	578	683	714	813	857	1,161	1,191	761	787
Port Alberni CA	543	545	558	568	690	694	778	766	636	640
Powell River CA	550	537	602	613	692	693	769	765	651	657
Prince George CA	565	580	655	673	787	806	924	920	753	766
Prince George Zone 1-Downtown	584	601	632	663	746	772	876	828	699	717
Prince George Zone 2-Outlying	525	538	670	681	805	821	941	958	783	795
Prince Rupert CA	493	514	619	660	793	801	749	802	707	734
Quesnel CA	464	463	538	557	650	645	692	699	620	625
Salmon Arm CA	460	516	669	673	796	812	**	**	733	744
Squamish CA	604	599	731	939	829	985	916	1,145	799	967
Summerland DM	**	**	586	612	756	772	**	**	693	707
Terrace CA	544	579	639	695	802	862	904	969	772	831
Vancouver CMA	903	938	1,038	1,079	1,317	1,375	1,530	1,605	1,110	1,156
Vernon CA	536	518	645	668	790	821	898	934	722	746
Victoria CMA	723	741	848	866	1,097	1,129	1,441	1,496	930	953
Williams Lake CA	462	519	627	633	722	726	838	864	721	732
British Columbia 10,000+	831	862	951	985	1,108	1,152	1,277	1,326	1,005	1,042

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Abbotsford-Mission CMA	129	128	1,785	1,883	1,985	2,089	143	145	4,042	4,245
Campbell River CA	41	42	414	437	840	863	196	212	1,491	1,554
Chilliwack CA	115	136	1,501	1,532	1,324	1,335	137	132	3,077	3,135
Courtenay CA	137	136	497	495	1,193	1,155	248	250	2,075	2,036
Cranbrook CA	14	13	322	318	550	531	131	131	1,017	993
Dawson Creek CA	70	66	420	485	527	549	130	142	1,147	1,242
Duncan CA	65	65	683	653	556	564	114	106	1,418	1,388
Fort St. John CA	77	78	649	656	1,203	1,200	232	208	2,161	2,142
Kamloops CA	201	264	1,622	1,727	1,556	1,640	271	268	3,650	3,899
Kamloops Zone 1-South Shore	150	194	877	930	802	836	138	134	1,967	2,094
Kamloops Zone 2-North Shore	51	70	745	797	754	804	133	134	1,683	1,805
Kelowna CMA	159	172	1,911	1,931	2,590	2,618	223	221	4,883	4,942
Nanaimo CA	247	248	1,786	1,795	1,520	1,521	189	186	3,742	3,750
Nelson CY	73	65	174	176	253	255	15	14	515	510
Parksville CA	17	17	138	138	455	468	19	22	629	645
Penticton CA	136	143	1,016	1,025	949	953	100	99	2,201	2,220
Port Alberni CA	77	75	426	422	428	436	113	103	1,044	1,036
Powell River CA	13	13	309	299	257	262	58	54	637	628
Prince George CA	259	255	1,109	1,114	1,665	1,632	597	571	3,630	3,572
Prince George Zone 1-Downtown	170	166	461	471	544	535	158	159	1,333	1,331
Prince George Zone 2-Outlying	89	89	648	643	1,121	1,097	439	412	2,297	2,241
Prince Rupert CA	53	68	272	278	384	397	161	170	870	913
Quesnel CA	16	15	212	219	334	368	145	143	707	745
Salmon Arm CA	11	11	169	171	212	215	9	7	401	404
Squamish CA	27	27	97	97	165	166	62	61	351	351
Summerland DM	1	1	44	45	58	55	3	2	106	103
Terrace CA	31	29	120	122	302	297	109	108	562	556
Vancouver CMA	11,988	12,017	66,455	66,988	26,543	26,786	4,231	4,233	109,217	110,024
Vernon CA	154	137	733	754	733	725	216	208	1,836	1,824
Victoria CMA	2,709	2,803	13,516	13,609	7,523	7,663	819	840	24,567	24,915
Williams Lake CA	10	10	192	197	394	410	167	175	763	792
British Columbia 10,000+	16,831	17,035	96,577	97,570	54,500	55,155	8,838	8,811	176,746	178,571

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Abbotsford-Mission CMA	3.9	1.1	4.9	1.0	3.9	1.5	3.1	0.0	4.3	1.2
Campbell River CA	7.3	0.0	5.3	3.7	5.4	3.6	5.6	1.4	5.4	3.2
Chilliwack CA	10.0	2.9	4.2	4.0	4.9	4.0	2.9	12.7	4.7	4.3
Courtenay CA	1.5	**	3.3	1.1	3.1	1.2	1.3	0.4	2.8	1.2
Cranbrook CA	**	7.7	1.6	2.8	2.2	1.5	0.7	0.8	2.1	1.9
Dawson Creek CA	5.7	11.2	6.2	12.2	7.2	20.5	17.5	26.8	7.9	17.5
Duncan CA	3.1	**	5.7	5.0	6.5	2.0	7.0	2.8	6.0	3.5
Fort St. John CA	5.4	21.5	3.1	16.4	3.3	14.0	3.5	4.2	3.3	14.1
Kamloops CA	10.1	2.1	4.4	2.8	4.1	2.8	2.3	3.3	4.4	2.8
Kamloops Zone 1-South Shore	12.3	3.2	2.4	2.2	3.1	2.7	1.4	2.2	3.4	2.5
Kamloops Zone 2-North Shore	4.1	0.0	6.7	3.5	5.1	2.8	3.2	4.5	5.6	3.1
Kelowna CMA	0.0	0.7	1.4	0.6	1.9	1.2	2.3	0.7	1.7	1.0
Nanaimo CA	3.0	6.2	4.7	2.7	7.0	3.3	3.9	4.6	5.5	3.3
Nelson CY	0.0	3.3	0.6	0.0	0.8	0.0	**	**	0.6	0.4
Parksville CA	0.0	11.2	0.7	2.3	2.0	0.7	0.0	0.0	1.6	1.3
Penticton CA	1.5	3.9	2.1	1.9	1.6	1.9	3.1	0.0	1.9	1.9
Port Alberni CA	4.0	3.0	5.5	3.1	8.2	4.4	9.8	4.9	6.9	3.8
Powell River CA	7.7	**	2.3	2.0	2.3	1.5	6.9	1.9	2.8	1.8
Prince George CA	3.5	5.5	3.7	4.5	3.7	4.1	2.9	7.5	3.5	4.9
Prince George Zone 1-Downtown	5.1	**	3.6	4.8	4.3	6.1	2.6	4.0	3.9	5.4
Prince George Zone 2-Outlying	0.0	3.3	3.7	4.3	3.4	3.2	3.0	8.9	3.3	4.6
Prince Rupert CA	3.8	**	5.5	5.6	13.1	3.6	2.5	1.1	7.8	3.9
Quesnel CA	0.0	0.0	5.7	1.6	5.5	4.4	9.4	**	6.2	3.3
Salmon Arm CA	**	18.2	3.3	2.4	1.9	2.1	**	**	2.4	2.6
Squamish CA	3.7	0.0	3.1	3.1	4.8	0.0	1.6	**	3.7	1.3
Summerland DM	**	**	2.3	2.2	10.3	5.4	**	**	7.5	4.9
Terrace CA	3.2	0.0	0.8	1.8	4.3	2.9	0.0	5.8	2.7	3.1
Vancouver CMA	1.4	1.0	1.5	1.2	1.8	1.3	1.8	1.7	1.6	1.2
Vernon CA	3.4	0.8	3.9	1.6	6.2	2.0	3.3	1.6	4.7	1.7
Victoria CMA	2.8	1.2	2.5	1.0	2.5	1.0	2.3	1.0	2.6	1.0
Williams Lake CA	0.0	0.0	2.2	3.6	2.1	4.7	10.6	7.5	4.0	5.0
British Columbia 10,000+	2.0	1.4	2.1	1.5	2.8	2.1	2.9	2.9	2.3	1.8

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
	to	to	to	to	to	to	to	to	to	to
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Abbotsford-Mission CMA	0.9 a	1.9 c	0.7 a	2.5 b	1.0 a	2.8 a	++	2.9	0.9 a	3.0 a
Campbell River CA	1.0 d	2.4 a	1.5 a	3.1 b	2.1 b	3.3 a	1.9 c	0.6	1.9 b	2.7 a
Chilliwack CA	1.6 c	3.2 c	1.1 a	1.7 a	1.7 a	1.3	2.0 c	**	1.3 a	1.4 a
Courtenay CA	++	2.9 a	1.9 a	1.9 a	0.9 a	1.5	1.0	1.8	1.1 a	1.6 a
Cranbrook CA	**	++	2.6 b	2.3 c	1.3	2.0 b	2.8 c	2.3 c	1.8 b	2.3
Dawson Creek CA	++	7.3 c	++	**	++	**	2.0 c	10.5 a	2.1 c	**
Duncan CA	**	++	2.3 a	1.0 a	1.8 b	2.1	-0.6 a	5.4 b	2.5 a	1.2
Fort St. John CA	11.4 d	5.9 b	6.3 a	6.8	5.0 a	4.3	5.1 a	4.6 c	5.7 a	4.9
Kamloops CA	3.1 b	3.7 d	1.9 a	2.6 c	1.5 a	2.3	2.6 a	3.3	1.7 a	2.6 b
Kamloops Zone 1-South Shore	3.1 b	**	1.9 a	3.6 d	2.2 a	2.8 b	0.6 a	3.5	1.9 a	3.2 c
Kamloops Zone 2-North Shore	3.1 a	3.3 d	1.9 a	**	0.7	1.8 c	4.8 b	3.1	1.5 a	1.8 c
Kelowna CMA	++	2.6 c	1.5 a	3.6 b	1.6 a	4.0	1.9	2.7	1.7 a	3.8 b
Nanaimo CA	1.8 a	3.2 d	1.7 a	2.8	1.2 a	4.4 b	-1.4 d	4.7 b	1.2 a	3.5 b
Nelson CY	6.9 c	1.1 a	3.9 b	++	3.5 a	++	1.9 c	**	4.5 a	++
Parksville CA	1.6 a	1.5 a	1.2 a	2.0 b	1.5 a	1.1	1.4 a	1.8 c	1.5 a	1.2
Penticton CA	1.2 d	1.8 c	0.8 a	4.0 b	1.8 b	4.0 c	2.7 a	5.6 c	1.8 b	4.1 b
Port Alberni CA	4.1 d	3.1 d	1.3 a	0.6 a	1.0 a	0.8	1.6 c	++	1.1 a	1.0 a
Powell River CA	**	++	4.3 a	2.4 b	3.2 a	0.5 b	1.2 a	++	3.5 a	1.8 b
Prince George CA	5.5 b	1.4 d	3.3 b	2.3 b	3.1 b	1.6 b	3.8 b	0.9	3.1 b	1.8 b
Prince George Zone 1-Downtown	3.0 c	5.4 d	2.6 c	4.5 d	3.2 c	1.5 c	5.6 d	++	3.0 c	2.0 c
Prince George Zone 2-Outlying	7.1 b	++	3.6 b	1.3	3.0 b	1.6	3.1 b	2.1	3.2 b	1.7
Prince Rupert CA	5.5 a	4.5 d	4.2 d	7.1 b	5.7 c	5.5	5.2 b	7.5	5.5 b	7.2 b
Quesnel CA	5.2 a	1.9 a	2.0 b	4.1 d	4.5 b	-2.0 c	++	++	3.5 b	++
Salmon Arm CA	-7.5 c	6.6 c	2.8 b	1.5 b	0.3 a	2.6	**	**	1.0 a	2.0 a
Squamish CA	1.1 a	0.8 a	2.1 a	24.3 b	0.6 b	18.7 a	++	**	1.0 a	20.6
Summerland DM	**	**	0.3 a	3.9	++	2.9	**	**	1.0 d	2.9
Terrace CA	3.0 a	4.6 b	8.4 b	9.3	14.4 c	5.9 b	4.4 c	8.7 b	12.0 c	5.8
Vancouver CMA	2.3 a	3.8 a	2.6 a	3.8	2.4	4.5 a	2.3 b	4.1 b	2.5 a	3.9
Vernon CA	3.4 c	2.9 b	2.5 b	1.0 a	1.0 d	3.5 c	1.9 b	4.0 b	1.4 a	2.6 a
Victoria CMA	2.3 a	2.4 b	1.7 a	2.1 a	2.6 a	2.3	3.0	3.0 b	2.0 a	2.0 a
Williams Lake CA	**	**	7.1 b	++	3.0 a	1.5	3.5 a	1.4	3.9 a	1.5
British Columbia 10,000+	2.4	3.4	2.4	3.4	2.4	3.8	2.2	3.7	2.3	3.4

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) British Columbia - October 2015

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-14	Oct-15	Oct-14	Oct-15
Kelowna CMA	n/a	2.1 c	1.0 a	0.7 a
Vancouver CMA	0.7	0.9 a	1.0 a	0.8 a
Victoria CMA	1.8	0.6	1.5 a	0.6

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type British Columbia - October 2015

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
Vancouver CMA	**	937 a	1,185 b	1,079 a Δ	1,543 b	1,368 a Δ	**	1,615 a
Victoria CMA	**	742 a	**	867 a	1,278 c	1,128 a Δ	**	1,384 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

- indicates that the change is not statistically significant

Δ indicates that the change is statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type British Columbia - October 2015

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Vancouver CMA	**	**	1,198 b	1,185 b	1,668 b	1,543 b	**	**	1,540 b	1,421 b
Victoria CMA	**	**	**	**	1,289 d	1,278 c	**	**	1,289 c	1,356 d

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments British Columbia - October 2015

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Kelowna CMA	n/a	12,730	n/a	3,136 d	n/a	24.6 d	n/a	2.1 c
Vancouver CMA	203,824	210,696	51,598 a	56,573 a	25.3 a	26.9 a	0.7 a	0.9 a
Victoria CMA	23,126	23,935	4,929 a	4,982 a	21.3 a	20.8 a	1.8 a	0.6 a

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

5.1 Other Secondary Rented Unit¹ Average Rents (\$)
by Dwelling Type
British Columbia - October 2015

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Abbotsford-Mission CMA										
Single Detached	**	**	**	**	**	**	1,351	1,344	1,296	1,265
Semi detached, Row and Duplex	**	**	**	**	**	**	1,013	**	960	**
Other-Primarily Accessory Suites	**	**	665	**	814	803	**	**	736	705
Total	**	**	665	**	890	862	1,268	1,364	1,035	1,058
Kelowna CMA										
Single Detached	**	**	**	**	1,063	**	1,629	1,723	1,461	1,481
Semi detached, Row and Duplex	**	**	**	**	1,104	1,072	**	1,375	1,249	1,246
Other-Primarily Accessory Suites	**	**	797	**	**	1,101	**	**	**	**
Total	**	**	766	**	1,018	1,018	1,576	1,613	1,279	1,271
Vancouver CMA										
Single Detached	**	**	**	**	1,291	1,387	1,866	1,848	1,704	1,734
Semi detached, Row and Duplex	**	**	**	**	1,282	**	1,405	1,394	1,329	1,273
Other-Primarily Accessory Suites	**	726	**	910	1,017	1,028	**	**	944	948
Total	**	726	844	912	1,131	1,131	1,659	1,661	1,295	1,300
Victoria CMA										
Single Detached	**	**	**	**	1,342	1,318	1,697	1,717	1,565	1,571
Semi detached, Row and Duplex	**	**	828	**	1,129	1,172	1,209	1,353	1,141	1,262
Other-Primarily Accessory Suites	**	**	747	**	1,028	1,154	**	**	869	1,015
Total	**	**	760	**	1,156	1,208	1,477	1,547	1,180	1,265

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

**5.2 Estimated Number of Households in
Other Secondary Rented Units¹ by Dwelling Type
British Columbia - October 2015**

	Estimated Number of Households in Other Secondary Rented Units ¹	
	Oct-14	Oct-15
Abbotsford-Mission CMA		
Single Detached	3,671 c	3,443 d
Semi detached, Row and Duplex	**	**
Other-Primarily Accessory Suites	**	**
Total	8,416	8,549
Kelowna CMA		
Single Detached	4,529 c	4,690 c
Semi detached, Row and Duplex	2,327 d	**
Other-Primarily Accessory Suites	**	**
Total	9,305	9,622
Vancouver CMA		
Single Detached	38,017 c	37,916 b
Semi detached, Row and Duplex	30,600 b	35,773 b
Other-Primarily Accessory Suites	43,005 d	39,956 c
Total	111,623	113,645
Victoria CMA		
Single Detached	7,204 c	6,817 c
Semi detached, Row and Duplex	6,159 c	6,688 d
Other-Primarily Accessory Suites	7,504 d	**
Total	20,867	20,939

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while — indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents in the following CMAs: Calgary, Edmonton, Montréal, Ottawa, Québec, Toronto, Vancouver, Victoria and Winnipeg.
- A Condominium Apartment Vacancy Survey to collect vacancy information in the following CMAs: Calgary, Edmonton, Gatineau, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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